

Fort Mill Planning Department



Development Activity Report May 2014

Monthly & Year-to-Date Permit Summary (All Permits)

Monthly Permit Activity (All Permits) – May 2014 vs. May 2013

	May 2014	May 2013	Change (#)	Change (%)
Permits Issued	107	68	+39	+57.4%
Construction Value	\$19,567,432	\$8,637,929	+\$10,929,503	+126.5%
Permit Fees Collected	\$121,178	\$57,273	+\$63,905	+111.6%

Year-to-Date Permit Activity (All Permits) – January-May 2014 vs. January-May 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	347	295	+52	+17.6%
Construction Value	\$72,043,874	\$44,905,106	+\$27,138,768	+60.4%
Permit Fees Collected	\$405,581	\$273,462	+\$132,119	+48.3%

Monthly & Year-to-Date Permit Summary (Single-Family Residential Permits)

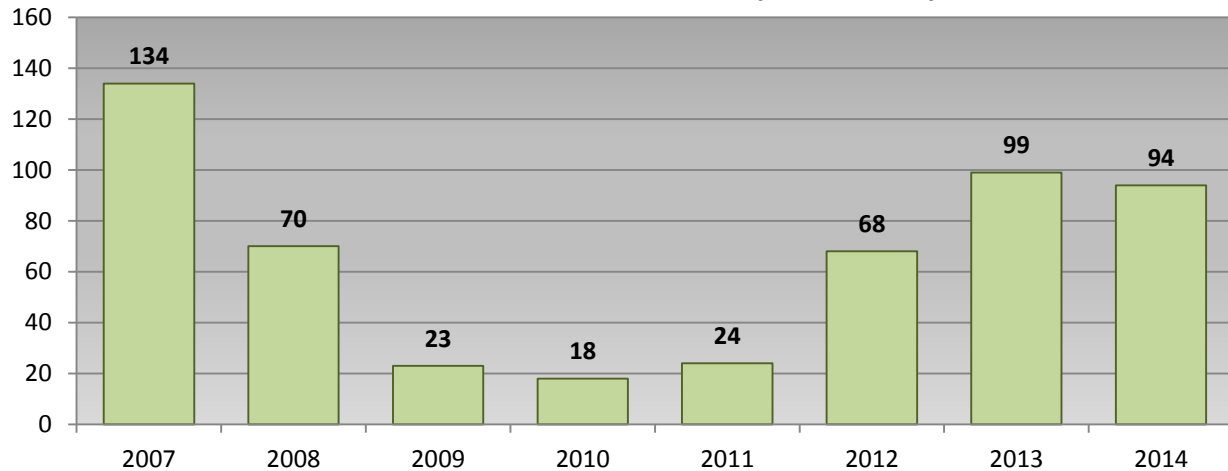
Monthly Permit Activity (Single-Family Residential) – May 2014 vs. May 2013

	May 2014	May 2013	Change (#)	Change (%)
Permits Issued	39	15	+24	+160.0%
Construction Value	\$15,666,662	\$6,601,409	+\$9,065,253	+137.3%
Avg. Permit Value	\$401,709	\$440,094	-\$38,385	-8.7%

Year-to-Date Permit Activity (Single-Family Residential) – January-May 2014 vs. January-May 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	94	99	-5	-5.1%
Construction Value	\$40,032,443	\$40,057,947	-\$25,504	-0.1%
Avg. Permit Value	\$425,877	\$404,626	+\$21,251	+5.3%

Year-to-Date Residential Permits (2007-2014)



A total of 39 new single-family residential permits were issued during the month of May 2014, including 1 in the Forest at Fort Mill, 2 in Kimbrell Crossing, 7 in Massey, 11 in the Preserve at River Chase, and 18 in Springfield.

- **Forest at Fort Mill**

- 749 Pela Vista Court

- **Massey**

- 4008 Farben Way
- 1754 Felts Parkway
- 1255 Kings Bottom Drive
- 1258 Kings Bottom Drive
- 5047 St. Clair Street
- 5058 St. Clair Street
- 5059 St. Clair Street

- **Preserve at River Chase**

- 1007 Arges River Drive
- 724 Lagan Court
- 728 Lagan Court
- 736 Lagan Court
- 739 Lagan Court
- 743 Lagan Court
- 783 Lagan Court
- 786 Lagan Court
- 787 Lagan Court
- 810 Tyne Drive
- 831 Tyne Drive

- **Kimbrell Crossing**

- 432 Kimbrell Crossing Drive
- 451 Kimbrell Crossing Drive

- **Springfield**

- 412 Belo Court
- 1597 Kilburn Lane
- 1598 Kilburn Lane
- 1605 Kilburn Lane
- 1606 Kilburn Lane
- 1613 Kilburn Lane
- 1614 Kilburn Lane
- 1622 Kilburn Lane
- 1629 Kilburn Lane
- 1638 Kilburn Lane
- 1654 Kilburn Lane
- 1662 Kilburn Lane
- 1678 Kilburn Lane
- 1694 Kilburn Lane
- 1701 Kilburn Lane
- 324 Newington Court
- 337 Newington Court
- 1908 Shadow Lawn Court

Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of May 2014:

- **Carolina Upholstery:** 201 Spratt Street (Addition)
- **Springfield Town Center Building J:** 506 Mercantile Place (New Construction)
- **Springfield Town Center Building L:** 516 Mercantile Place (New Construction)
- **Springfield Town Center Building M:** 526 Mercantile Place (New Construction)
- **The Shoppes at Clebourne:** 106 Clebourne Street (New Construction)
- **UC Synergetic:** 123 N. White Street (Retrofit)

New Businesses

There were three new business licenses issued during the month of May 2014:

- **Crossings on Main:** 102 Academy Street (Reopening)
- **Get Fit with Troy:** 418 Tom Hall Street
- **Asian Express:** 200 Doby's Bridge Road Suite 124

Project Updates

The Greens at Fort Mill

Construction is nearing completion at The Greens at Fort Mill. Located at 114 E Elliott Street in Downtown Fort Mill, the four-story, 64-unit luxury apartment building is scheduled to open in June 2014. For leasing information, visit thegreensatfortmill.com.



Kingsley #6 Office Building

Construction continues at the Kingsley #6 Office Building site, located at 234 Kingsley Park Drive. Clearing and grading of the site were completed in the early spring, and vertical construction has commenced on the three-story, 60,000 square foot office building.

Old Fort Mill High School Demolition

Demolition of the old Fort Mill High School, located at 119 Banks Street, was completed in the Spring of 2014. After having served the community for more than 60 years, the school district is now accepting offers for possible redevelopment of the old school site.



Annexations

There were no new annexations approved by town council during the month of May 2014:

Year-to-Date Annexation Activity – January-May 2014 vs. January-May 2013

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	4	1	+3	+300.0%
Total # Acres Annexed	361.2	53.6	+361.2	+573.9%

Rezonings

There were no new rezonings approved during the month of May 2014.

Ordinances & Text Amendments

There was one new development-related ordinance adopted during the month of May 2014.

- **Ordinance No. 2014-11**

An ordinance amending the Code of Ordinances; Chapter 36, Utilities; Article III, Sewer Service; Section 36-94, Building Sewers and Connections; Paragraph L, Responsibility for Connection

- Purpose: Removes a provision from Chapter 36, Article III, Section 36-94(L), of the Code of Ordinances which states that sewer lines installed beyond an owner's property line will automatically become the property of the town.
- Disposition: Approved 2nd reading of ordinance amendment (7-0)
- Date Approved: May 12, 2014

New Subdivisions

There were no new subdivision plats approved during the month of May 2014.

Planning Commission Meeting Summary

The Planning Commission (PC) met on Tuesday, May 27, 2014, to review the following request(s):

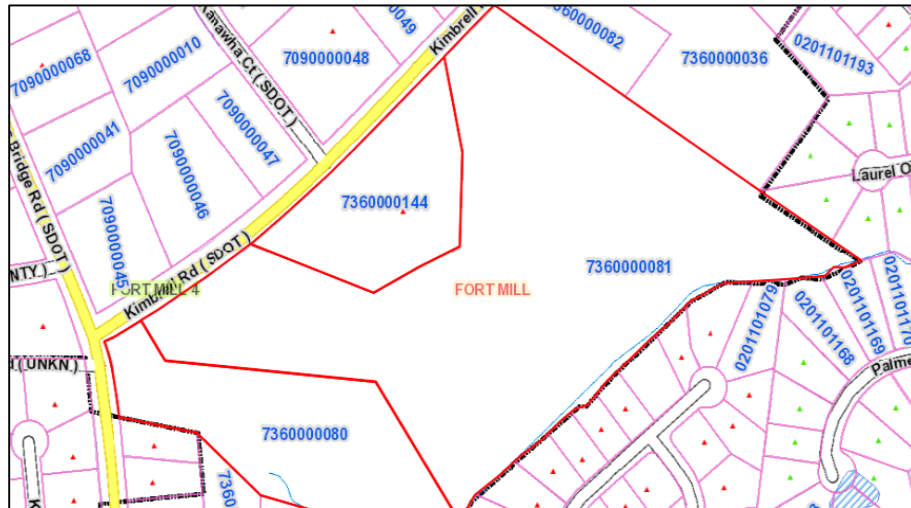
- **Commercial Appearance Review: Walmart Neighborhood Market**

- Applicant: Sunbelt Ventures LLC / Walmart Neighborhood Market
- Location: 100 Fort Mill Square / York County Tax Map Number 020-07-01-003
- Zoning Designation: HC Highway Commercial / THCD Overlay District
- Request: Approve commercial development appearance review for a proposed 41,839 square foot Walmart Neighborhood Market grocery store
- Disposition: The Planning Commission discussed several changes that they would like to see to the architectural design of the building, including: greater use of brick and less EIFS, providing elements that give greater variations in depth along the front of the building, and design modifications to sections of the rear wall visible from Doby's Bridge Road. The Planning Commission voted to defer consideration of the request and asked the applicant to bring back an amended design for subsequent review. (7-0)



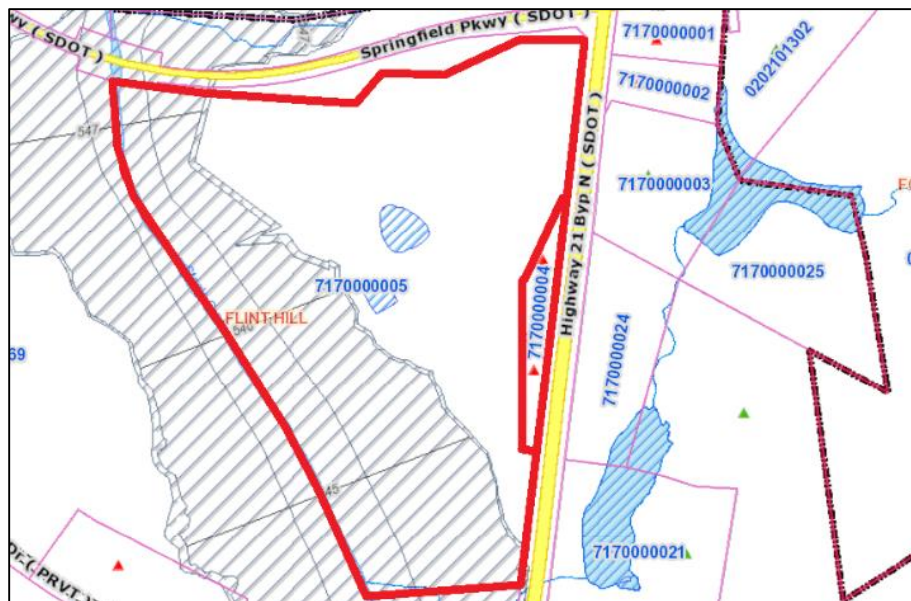
- **Annexation Request: Kimbrell Property**

- Applicant: Del Bradshaw (Trustee) & Woodward Associates LLC
- Location: York County Tax Map Numbers 736-00-00-080, 736-00-00-081 & 736-00-00-082
- Acreage: 28.6 Acres
- Zoning Requested: R-5 Residential
- Disposition: Recommended approval of annexation ordinance with R-5 zoning, contingent upon approval of a development agreement between the town and the applicant limiting the total number of residential units to no more than 100 (4-3)



- **Preliminary Plat Approval: Rutledge Property**

- Applicant: Rutledge Realty Company
- Location: York County Tax Map Numbers 717-00-00-004 & 717-00-00-005
- Acreage: 47.0 Acres
- Zoning Requested: MXU Mixed Use
- Disposition: Recommended approval of annexation ordinance with MXU zoning (7-0), as well as an accompanying concept plan and development conditions (7-0)



Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) did not meet during the month of May 2014 due to a lack of items for consideration.

Historic Review Board Meeting Summary

The Historic Review Board (HRB) met on Tuesday, May 13, 2014, to review the following request(s):

- **Certificate of Appropriateness: John Lovsin Agency (Nationwide Insurance)**
 - Applicant: John Lovsin
 - Location: 114 Main Street
 - Zoning Designation: LC Local Commercial w/ Historic Overlay
 - Purpose: Installation of iron railing along front steps
 - Disposition: Approved, with the condition that the railing shall not extend past the front façade of the building (6-0)

Committee Appointments: The HRB welcomed one new board members during its March meeting:

- Scott Couchenour, owner of SCS Flooring and RC's Sandbar in Fort Mill. Mr. Couchenour also owns a building in the historic district located at 217 Main Street.

Election of Chair and Vice-Chair: With its recent reorganization now complete, the HRB elected a new chair and vice-chair for the remainder of 2014. Louis Roman will serve as chair, and Chip Heemsoth will serve as vice-chair.

Upcoming Meetings & Events

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| <ul style="list-style-type: none">• Town Council Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Mon. June 9, 2014○ 7:00 PM• Planning Commission Special Meeting<ul style="list-style-type: none">○ The Spratt Building○ Tue. June 10, 2014○ 6:30 PM• Town Council Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Mon. June 23, 2014○ 7:00 AM• Town Council Quarterly Workshop<ul style="list-style-type: none">○ The Spratt Building○ Wed. June 25, 2014○ 4:00 PM | <ul style="list-style-type: none">• Historic Review Board Meeting<ul style="list-style-type: none">○ The Spratt Building○ Tue. June 10, 2014○ 4:30 PM• Board of Zoning Appeals Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Mon. June 16, 2014○ 6:00 PM• Planning Commission Meeting<ul style="list-style-type: none">○ Fort Mill Town Hall○ Tue. June 24, 2014○ 7:00 PM• RFATS Policy Committee Meeting<ul style="list-style-type: none">○ Manchester Meadows○ Fri. June 27, 2014○ 12:00 PM |
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All meetings are open to the public. Please visit www.fortmillsc.org for meeting updates and agendas.

Did you know?

Road Maintenance Requests

Most secondary roads within the town limits are owned and maintained by the South Carolina Department of Transportation (SCDOT). Below is a list of several of the most frequently traveled SCDOT roadways in Fort Mill:



- SC Highway 160
- U.S. 21 Bypass
- Banks Street
- Clebourne Street
- Doby's Bridge Road
- Gold Hill Road
- Harris Street
- Hensley Road
- Holbrook Road
- Kimbrell Road
- Munn Road
- N. White Street
- Old Nation Road
- Pleasant Road
- Spratt Street
- Springfield Parkway
- Sutton Road
- Tom Hall Street
- Whites Road
- Williams Road



From time to time, potholes, litter, standing water and other maintenance issues may cause problems and/or safety concerns on public roadways. SCDOT has made it easy for residents and business owners to report a maintenance issue on a state-owned road. To submit a work request, simply visit the SCDOT's online maintenance request website at <http://dbw.scdot.org/workrequest/>. You'll be asked to provide information about the nature and location of the maintenance issue, as well as contact information. Maintenance requests will be processed and routed to local SCDOT maintenance crews for resolution and follow up.



Most town-owned and maintained roads are located within residential subdivisions. To report a maintenance issue on a town road, please contact the Fort Mill Public Works Department at (803) 547-7158.

Contact Us

The Fort Mill Planning Department enforces the town's zoning ordinance, subdivision regulations and other land development codes; provides staff support to the Planning Commission, Board of Zoning Appeals and Historic Review Board; and handles long-term planning and growth related issues for the Town. Please feel free to contact our office if you need assistance with the following:

- Annexations
- Rezoning
- New residential and commercial construction
- Starting a new business or home occupation
- Accessory uses, such as fences, pools, decks, sheds, etc.
- Sign permits

- Subdivisions and recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions

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[Click here to visit the Planning Department Website](#)